058.0	0010	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	830,900	/	830,900
USE VALUE:	830,900	/	830,900
ASSESSED:	830,900	/	830,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRESLIN MICHAEL W
Owner 2:	
Owner 3:	
Street 1:	46 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRESLIN ANNE LOUISE -
Owner 2:	BRESLIN MICHAEL -
Street 1:	46 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3440.000	464,700		366,200	830,900
Total Card	0.079	464,700		366,200	830,900
Total Parcel	0.079	464,700		366,200	830,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.92 | /Parcel: 404.92

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
38934			09/24/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0010-0001.0 !5011!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	464,700	0	3,440.	366,200	830,900		Year end	12/23/2021
2021	104	FV	444,000	0	3,440.	366,200	810,200		Year End Roll	12/10/2020
2020	104	FV	444,000	0	3,440.	366,200	810,200	810,200	Year End Roll	12/18/2019
2019	104	FV	345,700	0	3,440.	366,200	711,900	711,900	Year End Roll	1/3/2019
2018	104	FV	345,700	0	3,440.	245,900	591,600	591,600	Year End Roll	12/20/2017
2017	104	FV	324,500	0	3,440.	235,400	559,900	559,900	Year End Roll	1/3/2017
2016	104	FV	324,500	0	3,440.	214,500	539,000	539,000	Year End	1/4/2016
2015	104	FV	289,600	0	3,440.	172,700	462,300	462,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:31:01

LAST REV

Date	Time
10/05/18	11:22:57
apro	

USER DEFINED

Prior Id # 1:	38934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 5011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESLIN ANNE LO	65414-459		5/26/2015	Convenience	1	No	No		
BRESLIN ANNE LO	27173-437		3/31/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2016	12	New Wind	2,388		1/6/2016			3 new windows

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
8/8/1997		WK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3440		Sq. Ft.	Site		0	70.	1.52	11									366,240						366,200	

Total AC/HA:	0.07897	Total SF/SM:	3440	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,240	Spl Credit		Total:	366,200

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.16169596
Const Adj.:	0.98990101
Adj $ / SQ:	206.994
Other Features:	114500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631429
Depreciation:	166697
Depreciated Total:	464732

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

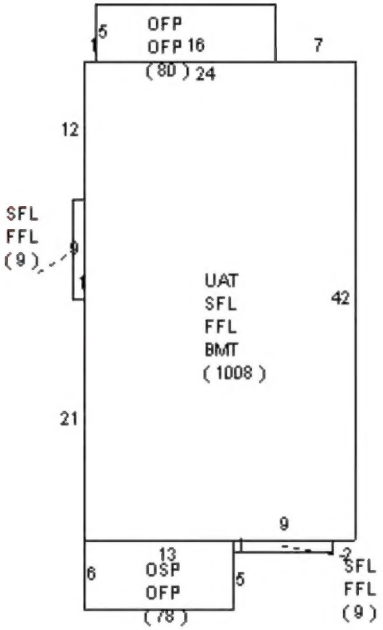
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	206.99
Special Features:	0	Val/Su Net:	128.09
Final Total:	464700	Val/Su SzAd	226.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,026	206.990	212,375
SFL	Second Floor	1,026	206.990	212,375
BMT	Basement	1,008	62.100	62,595
UAT	Upper Attic	252	82.800	20,865
OFP	Open Porch	238	23.200	5,521
OSP	Screen Porch	78	41.000	3,198

Net Sketched Area:	3,628			Total:	516,929
Size Ad	2052	Gross Area	4384	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	